



£250,000

*At a glance...*



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TBC

COUNCIL  
TAX

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**holland  
& odam**

28 Ivythorn Road  
Street  
Somerset  
BA16 0TF

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From the High Street, Bear Inn on your left, turn left into Leigh Road and continue to a 'T' junction. Turn right onto Middle Leigh and then left into Ivythorn Road, continue along the road and the property will be found on the right hand side and will be easily identified by our For Sale board.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Ivythorn Road is situated at the heart of the town within walking distance of all town centre amenities. Street is a popular mid Somerset town famous as the home of Millfield School and Clarks Shoes. The town provides an excellent range of facilities which include a busy High Street, a wide choice of shops in Clarks Village, pubs and eating places, primary and secondary schooling, Strode Sixth Form College, Strode Theatre/Film Centre, indoor and open air swimming pools and a Sainsbury's supermarket. The neighbouring town of Glastonbury is an historic centre with a picturesque Abbey at it's heart and the landmark Tor. Glastonbury provides a further range of shopping facilities.

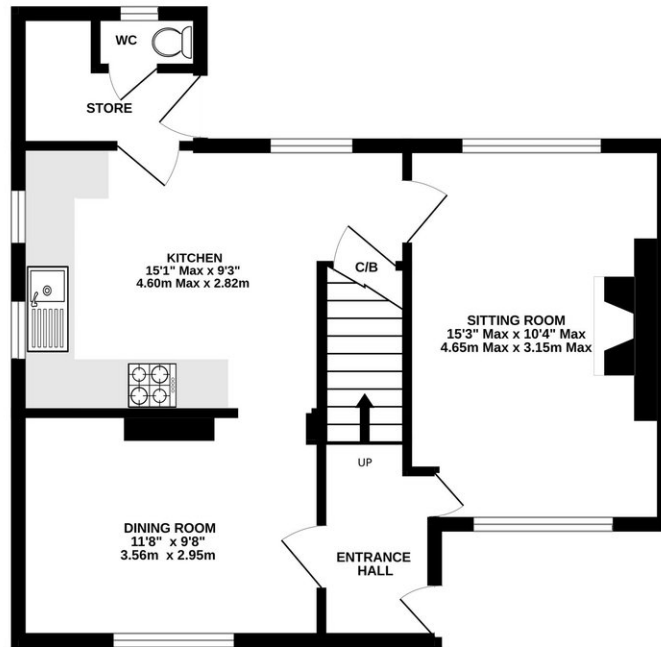
## Insight

An exciting opportunity to purchase this mature and well proportioned three bedroom semi detached house with an excellent size rear garden and off road parking.

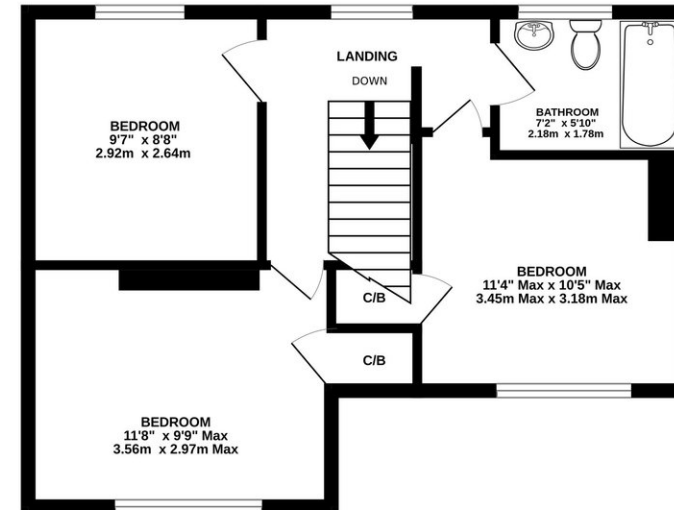
- Situated within a popular residential area of the town and within walking distance of the High Street.
- Enjoying a good size sitting room with dual aspect to the front and back of the property and feature fireplace as the focal point of the room.
- Spacious dining room with opening through to the Kitchen which has been fitted with a range of wall, base and drawer units, built in oven and hob with space for free standing appliances.
- Useful utility room with space for washing machine and tumble dryer, handy downstairs WC and door out to the rear garden.
- Three well proportioned double bedrooms; two having the added benefit of built in wardrobe space.
- The property is serviced by the family bathroom which comprises a white suite with panelled bath with shower over, vanity unit with storage and wash basin and WC.
- Generous sized fully enclosed rear garden mainly laid to lawn for ease of maintenance. Off road parking is available for two vehicles to the front and side of the property.



GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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